

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
May 15, 2017**

The Dodge County Planning, Development and Parks Committee met on May 15, 2017 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, William Muche, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Bill Ehlenbeck and Terry Ochs.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Ochs noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed.

Motion by William Muche to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: Allen Behl Motion carried.

Committee Business - Rezoning and Conditional Use Permit

Scott and Carrie Erdmann- Petition to rezone approximately 3.28-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District, and on the application for a Conditional Use Permit application under the Land Use Code, Dodge County, Wisconsin to allow the establishment of an indoor storage facility business at this location. The site is located in part of the SE ¼ of the SE ¼, Section 9, Town of Elba, the site address being N4194 County Road TT.

Rezoning Petition *Joseph Marsik*

Motion by ~~William Muche~~ to submit a favorable recommendation to the County Board on the petition of Scott and Carrie Erdmann to rezone approximately 3.28-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District.

Second by Janice Bobholz

Vote 5-0

Motion carried.

Conditional Use Permit Request:

Motion by William Muche to approve the Conditional Use Permit request to allow the establishment of an indoor storage facility business at this location subject to the following Conditions:

1. The rezoning petition shall be approved by the Dodge County Board of Adjustment prior to the approval of the Conditional Use Permit.
2. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health and safety or general welfare of the immediate neighborhood or community.

3. It shall be the responsibility of the applicant to obtain all Federal, State and/or local municipality permits and approvals that may be required for the operation of the storage facility on this site;
4. There shall be no rental of out-door storage space allowed on this site.
5. All exterior lighting plans shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties or the community.
6. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained.
7. The decision of the Committee is valid for one year.

Second by Allen Behl. Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Kristopher and Holly Phillip – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling and grading on slopes of 20% or more within 300 feet of the Ashippun River associated with the construction of a residence and driveway. The property is located in part of the NW ¼ of the NE ¼, Section 13, Town of Ashippun.

Motion by Janice Bobholz to approve the Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling and grading on slopes of 20% or more within 300 feet of the Ashippun River associated with the construction of a residence and driveway subject to the following conditions:

1. It shall be the responsibility of the applicant to obtain all other permits or approvals that may be required (e.g., Wisconsin Department of Natural Resources and/or U.S. Army Corps of Engineers) for the proposed project.
2. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices.
3. All work shall be done in accord with the plans and specifications submitted on April 3, 2017.
4. The decision of the Committee is valid for two years.

Second by Joseph Marsik.

Vote 5-0 Motion carried.

PUBLIC HEARING

Allen Thurow – Petition to rezone approximately 12.3-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site. The property is located in part of the NE ¼ of Section 12, Town of Lebanon, the address being W2907 County Road MM.

Motion by William Muche to lay over a decision on the rezoning petition to the June 5, 2017 Committee meeting to allow the Town Board to review the petition and to submit a recommendation.

Second by Joseph Marsik. Vote 5-0 Motion carried.

PUBLIC HEARING

Julie and Mark Klusken, agents for Wayne and Joann May – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 1.5-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NW ¼ of the SW ¼, Section 24, Town of Shields, the site address being N1059 Rich Road.

Motion by William Muche to approve the Conditional Use Permit to allow for the creation of an approximate 1.5-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 3.7-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be constructed on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 040-0914-2432-000; 040-0914-2431-000;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee is valid for one year.

Second by Janice Bobholz.

Vote 5-0 Motion carried.

PARK SYSTEM

1. Consider, discuss and take action to name a trail section at Nitschke Mounds Park

Designation of the Don Gehrke Trail Loop at Nitschke Mounds Park

Resolved that the original and primary effigy mound hiking trail loop at Nitschke Mounds Park is hereby designated "The Don Gehrke Trail Loop". This trail loop is approximately .3 miles in total length and is identified in Exhibit A - attached.

Don Gehrke of Horicon, was instrumental in conducting and leading a majority of the original volunteer clearing work and trail development at Nitschke Mounds Park upon it becoming a County Park, February 20, 2003. Don continued working through 2005 virtually every week year round regardless of the weather. When Don was not physically working at the park, he was promoting and sharing information about it. Don gave his heart and soul into the work at Nitschke Mounds until his body wouldn't let him do it anymore. No one has contributed more time and effort into Nitschke Mounds Park than Don Gehrke. It is appropriate to name the original and primary mound trail loop, he so tirelessly worked to create, after him.

Motion by Janice Bobholz to support the resolution to designate the original and primary effigy mound hiking trail loop at Nitschke Mounds Park as "The Don Gehrke Trail Loop"

Second by Allen Behl Vote 5-0 Motion carried

2. Park Managers Report

Bill Ehlenbeck showed the Committee a picture of the new kayak launch that has been installed.

Bill also briefed the Committee on several other items that will be brought to them for future consideration.

- Old homestead at Harnischfeger Park has lost a large section of roofing so a determination on whether to repair/restore house or tear it down will need to take place soon. Contractors have been looking at roof and others will be inspecting for structural integrity and providing preliminary cost estimates.
- Survey of the cemetery at Astico Park is now done. Staff will be working with Corporation Counsel to proceed with the boundary agreement.
- The Roll-Hahn property acquisition matter will be placed on a June meeting agenda, likely in closed session for property purchase negotiations. Staff met with the owners and they indicated they would accept the appraisal value of \$137,200.

OTHER BUSINESS

1. The minutes from the May 1, 2017 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

Second by William Muche. Vote: 5-0 Motion carried.

2. Committee Member Reports None

3. Per Diems None

Motion by Tom Schaefer to adjourn the meeting.

Meeting adjourned at 8:10 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Allen Behl". The signature is written in dark ink and is positioned above a horizontal line.

Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.